

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – March 17, 2010

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, March 17, 2010 at the Township Municipal Building, Rte 715, Brodheadsville, PA by Dave Gordon.

Present: Dave Gordon, Matt Connell, Sherry Harding, Nick Caprioli, Dick Rodenbach, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Larry Smith and Dave Johnson.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

Minutes. On motion made by Matt Connell, seconded by Nick Caprioli, it was voted to approve the minutes of February 17, 2010 meeting, as distributed. (5-0)

Submittals. None.

Plan Review.

Christman, Mary Estate (formerly Hottenstein, Ester Estate) (Minor Subdivision) It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan. (5-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (**SEO:** planning module must be updated)

Regency Plaza. (Revised Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan tonight. (5-0) (Plan date 3/2/09) (Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09) (**SEO:** under review by the Township Solicitor)

CVS Pharmacy, LLC (Land Development Plan) Bohler Engineering. Eric Schock and Joel DelliCarpini were present on behalf of this plan. Engineer McDermott's comment letter dated March 10, 2010 was reviewed. Several items remain outstanding such as the well located on the adjoining property needs to be relocated on the plan, changing the designation of Building 2, remove the wording "Phase II", E & S plan has been submitted, still waiting on HOP approval. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 3/10/10, taking the above referenced note off the plan, and to relocation of the well on the adjoining property to meet isolation distances. (5-0)(Plan date 8/29/09) (**waiver until 5/31/10**)(Rev. 10/30/09, 12/23/09, 1/12/10, 2/4/10, and 3/3/10) (**SEO**: testing results and submitted plan under review)

Murphy, Neal & Shirley (Minor Subdivision) Robert Beers. Bob Beers was present on behalf of this plan. Engineer McDermott's comment letter dated March 10, 2010 was reviewed. It should be noted that lot 1 83.38 acres have a non-building waiver. A brief discussion ensued and on motion made by Nick Caprioli, seconded by Matt Connell it was voted to table this plan tonight. (5-0) (Plan date 7/29/09) (**90-day review ends 5/17/10**) (**SEO**: testing complete, the planning module does not comply with chapter 93.4a "existing use protection for surface waters" and 93.4(b)(2)(i) "that cost effective and reasonable best management practices for non-point service controls are achieved")

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. Helen Beers, SEO told the commission about the new DEP stream antidegradation regulations. Basically, this is holding up all the planning modules. The applicant should provide sufficient documentation to the Department to ensure that the existing uses and water quality of surface waters designated as high quality or exceptional value are maintained and protected. The Department is required to document that it has reviewed and considered such documentation to ensure that the existing uses and water quality of surface waters will be maintained and protected.

Plans to be Signed. None.

Other Business.

Need comments on the amendments to the official map(2010 version). Dave Albright explained the changes that were made to the map. A brief discussion ensued and on motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to recommend approval to adopt the official map 2010 version. (5-0)

Conklin, Charlie. Special exception in a flood plain. The commission reviewed the paperwork. The building has been built without proper permits and was built in a flood plain which requires a special exception. A brief discussion ensued, and on motion made by Nick Caprioli, seconded by Matt Connell it was voted to recommend to **deny the special exception request** due to the fact that information has not been supplied to show ordinance requirements have been met. Section 119-45. (5-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Sherry Harding, seconded by Dick Rodenbach it was voted to adjourn at 8:13 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary